







Elevated, Renovated & Ready to Enjoy!

3 1 2 363m2

Home Open Cancelled- Under Offer! Apologies for any inconvenience.

Price Reduced! Fabulous Value - Private & Secure Lifestyle.

Positioned in an elevated and private cul-de-sac setting within a quiet enclave of Craigie, this immaculate, beautifully renovated three bedroom duplex, within a private estate of 26, offers a fresh, modern lifestyle with an abundance of natural light throughout. Tastefully updated from top to bottom, it presents the perfect opportunity for first home buyers, downsizers or investors seeking a move-in-ready home with nothing left to do except relax & enjoy!

The light filled interior has been refreshed with fresh paint throughout, stylish new hybrid timber flooring, new LED downlights and window treatments, creating a warm and inviting atmosphere. At the heart of the home, the brand new fully fitted kitchen is finished with quality appliances, ample storage cupboards, a built-in dishwasher, LED under counter lighting and feature wall tiles, while the renovated laundry and updated bathroom continue the home's fresh, cohesive feel.

All three bedrooms are generously proportioned-2 have built-in robes, whilst a split system air conditioner in the living area ensures year round comfort. Completing the package is a double automatic door garage, providing secure parking and additional convenience.

Price	SOLD for $820,000
Property Type	Residential
Property ID	33340
Land Area	363 m2
Floor Area	112 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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Externally, the spacious & very private backyard offers the perfect balance of entertaining and relaxation, featuring a paved alfresco area, established lawn for children & pets to enjoy, plus a handy storage shed. This elevated spot is the ideal location to watch year round delightful sunsets and enjoy cool sea breezes.

FEATURES & ACCOMMODATION
* Whisper quiet, elevated position with abundant natural light & cool sea breezes
* Three spacious bedrooms
* Brand new kitchen with new appliances and ample cupboard space
* Open plan living & meals
* Neat modern bathroom
* Renovated laundry with external door access to rear garden and garage
* Freshly painted throughout
* New quality & practical hybrid timber look flooring throughout
* New window treatments
* Split-system air conditioning
* Double automatic door garage
* Spacious & private lawned backyard plus private front garden
* Paved outdoor entertaining area
* Storage shed
* Solar hot water system
*Council Rates:$1,544 P/A
*Water Rates:$920 P/A
*Strata Levy:$1,200 P/Q (All insurance and external building maintenance included in levy)

*And just a 7 minute walk to Craigie Park Primary School

Enjoy the best of coastal convenience from this well-connected Craigie address just a few minutes from shops, public transport and the coast. Situated just minutes from local parks, quality schools, shopping centers' and everyday amenities, the home also offers easy access to public transport and major road networks. Beautiful northern beaches including Mullaloo and Whitfords are only a short drive away, while nearby retail precincts, cafés and recreational facilities ensure everything you need is close at hand.

Craigie is a convenient, sought after suburb for families, professionals and downsizers alike thanks to its established community feel, excellent connectivity and lifestyle appeal.

For more information or to arrange a private inspection please contact Ian Fatharly on
0411 886 183 or ian@xceedre.com.au

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